



Aberdeen Creek HOA  
PO BOX 1603  
Riverview, Florida 33568  
[www.aberdeencreek.com](http://www.aberdeencreek.com)  
e-mail: [www.aberdeencreekfl@yahoo.com](mailto:www.aberdeencreekfl@yahoo.com)

January 10, 2009

To: Aberdeen Creek Homeowners

Your Aberdeen Creek Circle Homeowners Association Board of Directors for 2009 would like to introduce ourselves to you and give you a brief overview of what we would like to accomplish this coming year.

Effective January 1, 2009 the officers of the Board of Directors are:

- Denise Briggs (8915) - President
- Claire Martinez (8930) - Vice President
- Debbie Wise (8945) - Secretary
- Clifford Reiss (8941) - Treasurer
- Marci Martin (8914) - Alternate

We are a small community of only 51 homes. Our ability to handle the affairs of the Association – as required by Florida State law – in a community of this size depends on our having volunteers such as ourselves who are willing to serve on the Board. It also depends on the willingness of the property owners – our neighbors – to contribute their time and effort to help maintain the community.

In 2009 we plan to hold as few Board meetings as possible. As always, notice of the meeting will be posted on the website and on the bulletin board at the entrance.

Enforcement of the CC&R's is important to ensure the community continues to maintain the high standards that make Aberdeen Creek a desirable place to live as well as maintaining our property values in today's market. The Board will continue to update the CC&R's to ensure they comply with current Florida statutes. The Board will also serve as the Architectural Committee to make sure standards and procedures for addressing and resolving issues are clear.

***On the advice of the ACHOA attorney, we need to inform all homeowners that from this date forward we will be operating under a "clean slate". This means that from this day forward you MUST have ACC approval for improvements or changes to the exterior appearance of your home or yard. Failure on your part to acquire ACC approval will result in a violations letter and fines if the problem is not corrected.***

Within the next few weeks the Board will be taking a close look at houses and yards to determine if there are maintenance or upkeep violations that need to be corrected. This may not be the most desirable part of the Board's responsibilities, but it is an important part of the job. If we are aware that you are actively working at correcting an existing problem we can prevent any misunderstandings.

Here's a list of things we will be looking at:

1. Yards should be weed free with no bare spots. If you dig out small bare spots and put in topsoil this is fine. The grass will fill in if watered.
2. Flowerbeds should be weed free and not overgrown. Bushes should be trimmed and neat. Dead plants should be removed.
3. Lawns should be mowed and string trimmed on a regular basis.
4. Sidewalks should be edged on a regular basis.
5. Grass clippings should be removed from the sidewalk and road.



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6. Trees should be trimmed away from the sidewalk and road. They should also be trimmed around the streetlights so that light can be seen. Dead palm fronds should be removed.
7. White PVC fences should be free of mildew and dirt. Wood fences should be pressure washed and it is recommended that they be stained.
8. Mailboxes should be cleaned regularly and have no missing numbers.
9. Homeowner's vehicles should not block the sidewalk or be parked in the road.

The Board will continue to monitor and work with the contractors who maintain our common areas to make sure we receive proper service at a fair price.

The Board firmly believes that good communication is the key to resolving issues and encourages neighbors to talk to each other to address and resolve any issues or concerns before involving the Board.

The Board welcomes suggestions, ideas, comments, and feedback from the community. Attending and participating in Board Meetings is one way to bring your suggestions and concerns to our attention. Please understand that we work for the interest of ACHOA. Your concerns, comments and suggestions are always welcomed and should be brought to us in writing, as it is a matter of public record. It doesn't have to be formal; it can be a simple email or letter. Please include your comments, suggestions or concerns and a POC. If you prefer to remain anonymous please state so in your communiqué. You can contact the Board via the address or e-mail above.

Finally, we would ask you to please take the time to visit our web site [www.aberdeencreek.com](http://www.aberdeencreek.com). This site is kept up to date and contains much information. If you do not have internet access, the Board will try to furnish you with any information that you may need.

We look forward to serving on the 2009 Board of Directors and hope to have your support.

Very truly yours,

**ACHOA Board of Directors**



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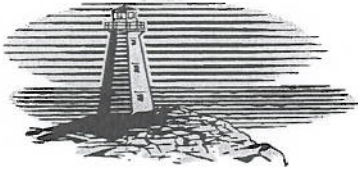
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To all Homeowners @ Aberdeen Creek

Re: Free Standing Sheds or Outbuildings

In 2007 CC&R's were modified to accommodate existing sheds as well as allow new sheds to be constructed within the following guidelines:

- \*Sheds require ACC approval and must meet all county code standards
- \*Appearance shall be similar in appearance and utilize the same color scheme as the house.
- \*The structure shall be maintained in such a manner as to preserve a "like-new" appearance.
- \*The structure shall be of frame or block construction.

Since that time there have been a couple sheds constructed that do not meet these guidelines. Unfortunately these violations have been allowed to exist without consequence to the homeowners. Since no action was taken in a timely manner to correct the errors the current board has decided that the best approach to take in resolving this issue is to start with a clean slate. Effective immediately, any new shed constructed that does not meet the above guidelines will be in violation of the CC&R's, incur fines and the consequence of removing or changing what was constructed. This will be enforced.

ACHOA Board of Directors

January 2009



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## Architectural Control Committee

This letter is to inform all homeowners of the items that need ACC approval. In the past there has been some confusion as to when approval is required. Hopefully this letter will help to clarify the issue.

### Items that need ACC approval are as follows:

Improvements and changes to property such as sheds, storm doors, front doors, swimming pools, re-painting home and fencing.

Landscaping that is beyond the current footprint of the existing plantings also needs approval as well as deco curbing. If homeowner is just changing existing plants in current planting beds, that does not need ACC approval.

If homeowner is unsure whether an item needs approval it is always better to play it safe and contact the ACC to see if any approval is needed.

The House Paint Color book, fencing guidelines and ACC book are available for reference.

Enclosed is a copy of the ACC request form for homeowners who may not have access to a computer.

**Please note: Going forward, permanent changes to any home must have prior ACC approval, If not, the homeowner runs the risk of being in violation of the CC&R's incurring of fines, and the consequences of removing/changing what was done. This will be enforced.**

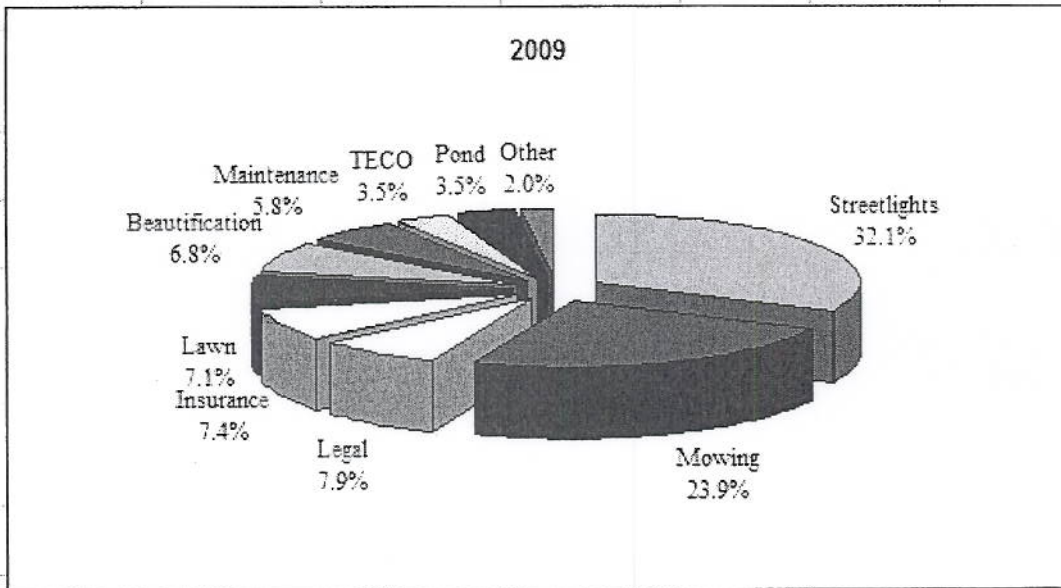
ACHOA Board of Directors Serving as ACHOA

ACC January 2009



**Aberdeen Creek Homeowners Association  
2009 Budget Expense Analysis**

- The chart illustrates the % of the ACHOA 2009 budget by type of expense.
- The table shows the allocation of each lot's 2009 assessment of \$385 to these expense categories.



2009 Assessment	%	\$
Streetlights	32.1%	\$124
Mowing	23.9%	\$92
Legal	7.9%	\$30
Insurance	7.4%	\$28
Lawn	7.1%	\$27
Beautification	6.8%	\$26
Maintenance	5.8%	\$22
TECO	3.5%	\$13
Pond	3.5%	\$13
Other	2.0%	\$8
=====		=====
<b>Total Per Lot</b>	<b>100%</b>	<b>\$385</b>